

IN RE: PETITION FOR ADMINISTRATIVE * BEFORE THE
ZONING VARIANCE
N/S Bird River Grove Rd., 3120' * ZONING COMMISSIONER
+/- W of c/l Ebenezer Road
11028 Bird River Grove Rd. * OF BALTIMORE COUNTY
15th Election District
5th Councilmanic District * Case No. 95-25-A
David Lee Mohr
Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by David Lee Mohr for that property known as 11028 Bird River Grove Road in the Bird River Grove subdivision of Baltimore County. The Petitioner herein seeks a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory structure (swimming pool) in the side yard, in lieu of the required rear yard, as more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

COPIES RECEIVED FOR FILING
SP 194
M. Park

MICROFILMED

This property is located within the Chesapeake Bay Critical Areas and, as such, is subject to the requirements of Section 500.14 of the BCZR. In accordance with Section 500.14 of the BCZR, the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must take to ensure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 25th day of August, 1994 that the Petition for a Zoning Variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory structure (swimming pool) in the side

RECORDED & INDEXED
AUG 25 1994

ORDER RECEIVED FOR FILING
Date 8/25/94
By M. H. Hark

yard, in lieu of the required rear yard, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Compliance with DEPRM comments submitted by the Baltimore County Zoning Plans Advisory Committee (ZAC), dated August 16, 1994, which are adopted in their entirety and made a part of this Order.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:mmn

ORDER RECEIVED FOR FILING

DATE

BY

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 23, 1994

Mr. David Lee Mohr
11028 Bird River Grove Road
White Marsh, Maryland 21162

RE: Petition for Administrative Zoning Variance
Case No. 95-25-A
Property: 11028 Bird River Grove Road

Dear Mr. Mohr:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

MICROFILMED



Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 11028 Bird River Grove Rd
address
White Marsh MD 21162
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

① Area and grade in rear of house to close too and sloping towards Bird River.

② Septic System and other utilities in other appropriate areas of yard

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

(signature)

(type or print name)



(signature)

(type or print name)

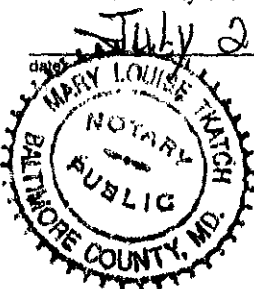
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21 day of July, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

DAVID L. Mohr

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.



NOTARY PUBLIC

My Commission Expires:

Aug. 19, 1994



Petition for Administrative Variance

95-25-A

to the Zoning Commissioner of Baltimore County

for the property located at 11028 Bird River Grove Rd

which is presently zoned RC-2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 BCZR

To allow an accessory structure (swimming pool) in the side yard in lieu of the required rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

0 AREA AND GRADE IN REAR OF HOUSE TO CLOSE TOO AND SLOPING TOWARDS BIRD RIVER

SEPTIC SYSTEM AND OTHER UTILITIES IN OTHER APPROPRIATE AREAS OF YARD

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee:

Legal Owner(s):

(Type or Print Name)

(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Address

Phone No.

Name

City

State

Zipcode

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: [Signature]

DATE: 7/25/94



Printed with Soybean Ink
on Recycled Paper

MICROFILMED

ITEM #: 25

ESTIMATED POSTING DATE: _____

EXAMPLE 3 - Zoning Description

- 3 copies

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR 11028 Bird River Grove Rd
 (address)
 Election District 15 Councilmanic District 5

Beginning at a point on the north side of Bird
 (north, south, east or west)
River Grove Rd which is 30'
 (street on which property fronts) (number of feet of right-of way width)
 wide at a distance of 3120 ± East of the
 (number of feet) (north, south, east or west)
 centerline of the nearest improved intersecting street EBeweezer Rd.
 (name of street)
 which is 40' wide. *Being Lot # 25, 26.
 (number of feet of right-of-way width)
 Block _____, Section # B in the subdivision of
Bird River Grove as recorded in Baltimore County Plat
 (name of subdivision)
 Book # 13, Folio # 1, containing
20,000 sq'
 (square feet and acres)

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber _____, Folio _____" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

#25

Baltimore County

Plat Requirements

12 copies required. The plat shall be legible and clear enough for micro-filming and in no case can it be larger than 24" x 36". Plats must be trimmed or folded to a neat 8-1/2" x 11" size. It shall contain all the information as set forth on the checklist as follows:

1. — NORTH ARROW, ELECTION AND COUNCILMANIC DISTRICT, TITLE PLAN "PLAN TO ACCOMPANYHEARING". THE OWNER'S NAME, PROPERTY ADDRESS AND DATE.
2. — SCALE OF DRAWING: 1"=20' or 1"=50'. If acreage exceeds 40 acres, use 1"=100' scale.
3. — OUTLINE OF PROPERTY: Indicated by a heavy bold line include lot lines, distances and area of the parcel(s) by square feet and acreage. (To figure acreage, divide square feet by 43,560.)
4. — VICINITY MAP: A vicinity map must be included on all plats with the scale of 1"=1,000' WITH SITE CLEARLY AND ACCURATELY DEPICTED. DO NOT PUT THIS MAP ON A SEPARATE SHEET; IT MUST BE ON THE SAME SHEET AS THE SITE PLAT!
5. — PRIOR ZONING HEARINGS: The case number(s), date of the Order(s), what was granted or denied, and any restrictions must be listed and addressed on the plat for any prior zoning hearings.
6. — OWNERSHIP: Of all adjacent parcel(s) of property including owner's name(s), lot numbers, subdivision names, tax account numbers, and/or deed references.
7. — LOCATION: Street address and name of adjoining street(s), beginning point of description and distance from property corner to the nearest intersecting public street centerline. (Check record plats, State tax maps, or utility maps in Room 206, County Office Building.) This beginning point and distance should also be the first statement in the zoning description on Page 5.
8. — STREETS, WIDENING, R/W, EASEMENTS: Include all existing public boundary streets with the existing right-of-way and paving width. Include any existing or proposed easements or right-of-ways and indicate if it is public or private.
9. — BUILDINGS: Use, dimensions, height and location of all existing buildings and improvements on property with building-to-property line and building-to-building setbacks shown for each structure. Also, the front orientation of any dwellings and the use, dimension and location of all proposed buildings or additions and the proposed use if the use is to be changed. The general use, building and lot dimensions and all facing property line setbacks of buildings on adjoining lots.
10. — STREET SETBACKS: If a new dwelling is proposed or the proposed addition or improvement is located on the street side (front) and if either adjacent side is unimproved and your property is zoned D.R.-2, D.R.-3.5 or D.R.-5.5, then you must show on your site plan the front setback of all dwellings on your side of the street within a distance of 200 feet from the joint side property lines.
11. — UTILITIES: Show location and size of all public utilities and right-of-ways both adjacent to and on-site. If no public water or sewer exist, well and septic system locations and setbacks must be indicated. (Public utilities reference - Room 206, County Office Building.)
12. — FEATURES: Location of streams, storm water management systems drainage, and pipe systems on or within 50 feet of the property.
13. — B.O.C.A.: Buildings must meet the building code, as well as the fire code requirements, with regard to type of construction, windows, etc.
14. — SPECIAL REQUIREMENTS: For Special Hearings on 2 apartment dwellings, floor plans detailing each floor with room square footages and uses are required.

All of the above information MUST be complete and accurate or the petition CANNOT be accepted for filing! and another appointment will have to be made!

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

93-25-A

District 15th

Date of Posting 8/7/94

Posted for: _____

Petitioner: David Lee Mohr

Location of property: 11028 Bird River Grove Rd, N/S

Location of Signs: Facing roadway, on property being zoned

Remarks: _____

Posted by M. J. Hedy
Signature

Date of return: 8/12/94

Number of Signs: 1

RECEIVED





Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

CRITICAL
AREA

receipt
95-25-A

Account: R-001-6150

Number # 25

Date

7/25/94

Taken by: JRF

MOHR --- 11028 Bird River Grove Rd.

OIO Variance \$ 50.00

O&O Sign \$ 35.00

\$ 85.00

MICROFILMED

02A0280160M1CHRC

\$85.00

BA 0010140A007-25-94

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

A handwritten signature in cursive script, reading "Arnold Jablon".

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: #25

Petitioner: David Mohr

Location: 11028 Bird River Grove Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: David Mohr

ADDRESS: 11028 Bird River Grove Rd

White Marsh MD 21102

PHONE NUMBER: 335-0867

MICROFILMED

AJ:ggs

(Revised 04/09/93)

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 11028 Bird River Grove Rd
address

White Marsh MD 21162
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (Indicate hardship or practical difficulty)

① AREA AND GRADE IN REAR OF HOUSE TO CLOSE TOO AND SLOPING TOWARDS BIRD RIVER

② SEPTIC SYSTEM AND OTHER UTILITIES IN OTHER APPROPRIATE AREAS OF YARD

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

(signature)

(type or print name)



(signature)

(type or print name)

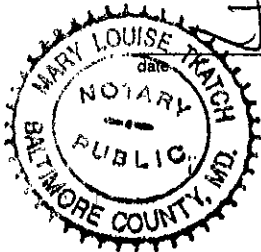
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21 day of July, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

DAVID L. MOHR

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.



July 21, 1994

(signature)

NOTARY PUBLIC

My Commission Expires: Aug. 19, 1994



Petition for Administrative Variance

95-25-A

to the Zoning Commissioner of Baltimore County

for the property located at

11028 Bird River Grove Rd

which is presently zoned

RC-2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 BCZR

To allow an accessory structure (swimming pool) in the side yard in lieu of the required rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

GARET AND GRADE IN REAR OF HOUSE TO CLOSE TOO AND SLOPING TOWARDS BIRD RIVER

SEPTIC SYSTEM AND OTHER UTILITIES IN OTHER APPROPRIATE AREAS OF YARD

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

Legal Owner(s)

(Type or Print Name)

(Type or Print Name)

DAVID Lee Mohr

H 335-0867

Signature

Signature

[Signature]

W 396-9211

Address

(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner.

(Type or Print Name)

Address

11028 Bird River Grove Rd

Phone No

Signature

City

State

Zipcode

White Marsh MD 21162

Name, Address and phone number of representative to be contacted

Address

Phone No

Name

City

State

Zipcode

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: [Signature]

DATE: 7/25/94



Printed with Soybean Ink on Recycled Paper

ITEM #: 25

ESTIMATED POSTING DATE: _____

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

August 22, 1994

(410) 887-3353

Mr. David Lee Mohr
11028 Bird River Grove Road
White Marsh, MD 21162

RE: Item No. 25, Case No. 95-25-A
Petitioner: David Lee Mohr
Petition for Administrative Variance

Dear Mr. Mohr:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on July 25, 1994, and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

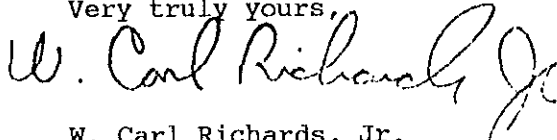
- 1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

RECEIVED

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,

A handwritten signature in cursive script, reading "W. Carl Richards, Jr.", written in dark ink.

W. Carl Richards, Jr.
Zoning Coordinator

WCR:jw

Enclosures

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 08/09/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building,
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner:

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

3. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 25, 26, 29, 30, 31, 32,
33 AND 34.

RECEIVED
AUG 9 1994
ZADM

REVIEWER: LT. ROBERT F. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





Maryland Department of Transportation
State Highway Administration

O. James Lightizer
Secretary
Hal Kassoff
Administrator

8-2-94

JULIE WILWIARSKI
Ms. ~~Charlotte Minton~~
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: * 25 (JRF)

WILWIARSKI:
Dear Ms. ~~Minton~~

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for DAVID N. RAMSEY, ACTING CHIEF
~~John Contestabile, Chief~~
Engineering Access Permits
Division

BS/

RECEIVED

AUG 2 1994

ZADM

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: August 12, 1994

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

95-25

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 24, 25, 26, 29, 30, 31, 32, 33 and 34.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey W. Long
Division Chief: Gary L. Kerns

PK/JL:lw

100-66666-11, 11/1/94

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

August 4, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: David Lee Mohr
11028 Bird River Grove Road
White Marsh, Maryland 21162

Re: CASE NUMBER: 95-25-A (Item 25)
11028 Bird River Grove Road
N/S Bird River Grove Road, 3120' +/- W of c/l Ebenezer Road
15th Election District - 5th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before August 7, 1994. The closing date (August 22, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in dark ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

[Handwritten note: 8/10/94]



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

95-25

August 16, 1994

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson *JLP*
Development Coordinator, DEPRM

SUBJECT: Zoning Item #25 - Mohr Property
11028 Bird River Grove Road
Zoning Advisory Committee Meeting of August 8, 1994

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

It is our finding that the subject structure is unpermittable per the Chesapeake Bay Critical Area regulations in the proposed location due to the fact that it will be located in the 100 foot buffer to Bird River. The property owner may request a variance to the Critical Area regulation. However, the owner should be advised that applying for such a variance does not guarantee variance approval. Environmental Impact Review staff may be contacted at 887-3980 for additional information.

/

JLP:PMF:sp

c: Mr. David Lee Mohr

MOHR/DEPRM/TXTSBP

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 11028 Bird River Grove Rd see pages 5 & 6 of the CHECKLIST for additional required information

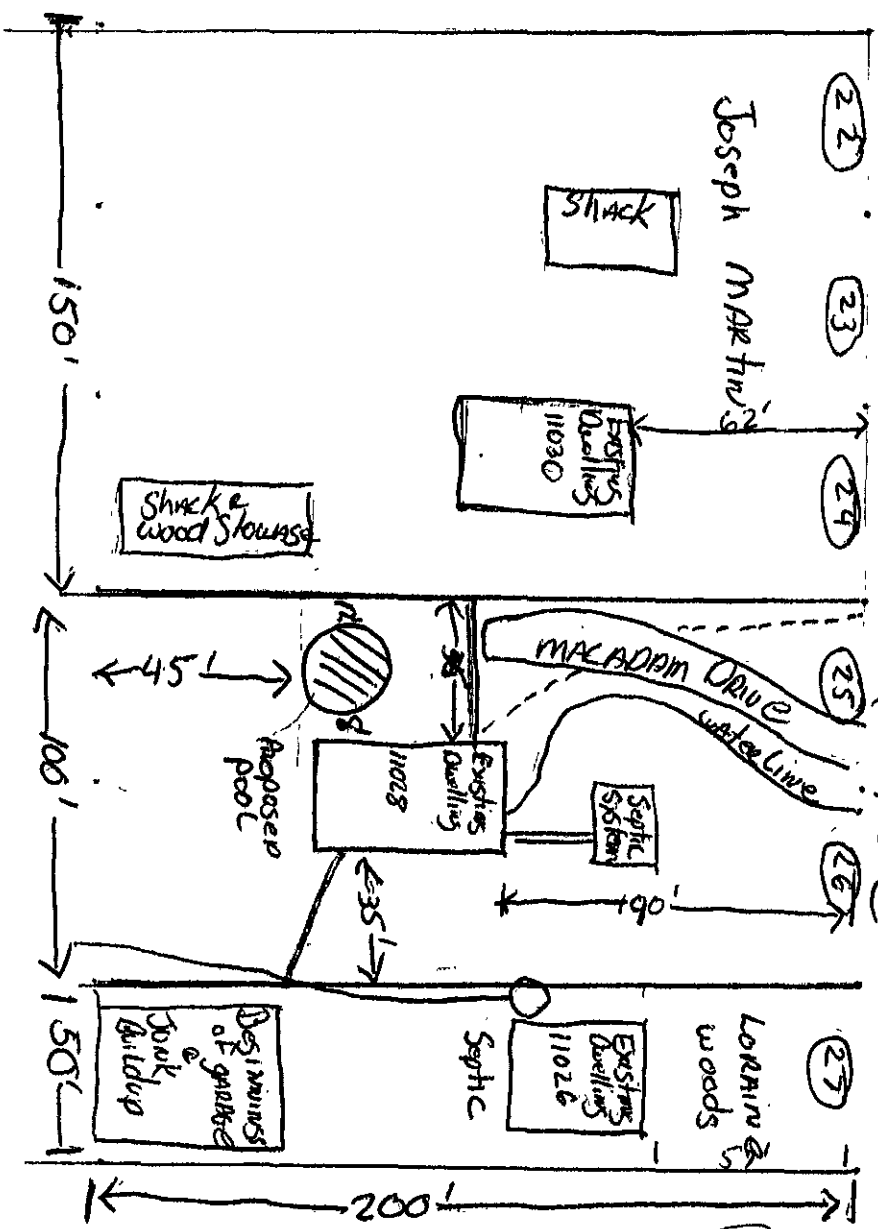
Subdivision name: Bird River Grove

plat book# 13, folio# 1, lot# 25, section# 13

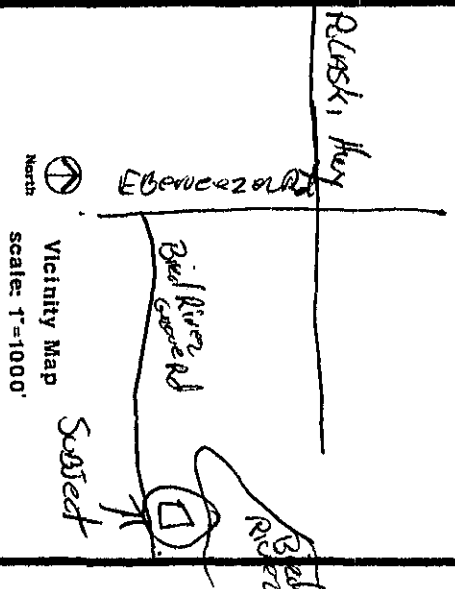
OWNER: DAVID LEE & REBECCA ROSE MOHR

Bird River Grove Rd (25th Ave) (18' mac drive)

1 power line
1 water line
1 sewer line



Not Pet



LOCATION INFORMATION

Election District: 15

Councilmanic District: 5

T=200' scale map#: N/E 87

Zoning: RC 2

Lot size: 100' x 200' 20,000 square feet

SEWER: ☐ public ☒ private
WATER: ☒ ☐
Chesapeake Bay Critical Area: ☒ ☐

Prior Zoning Hearings: N/A

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

25

North
date: 6/24/94
prepared by: DAVID LEE MOHR
Scale of Drawing: 1" = 50'

95-25-1

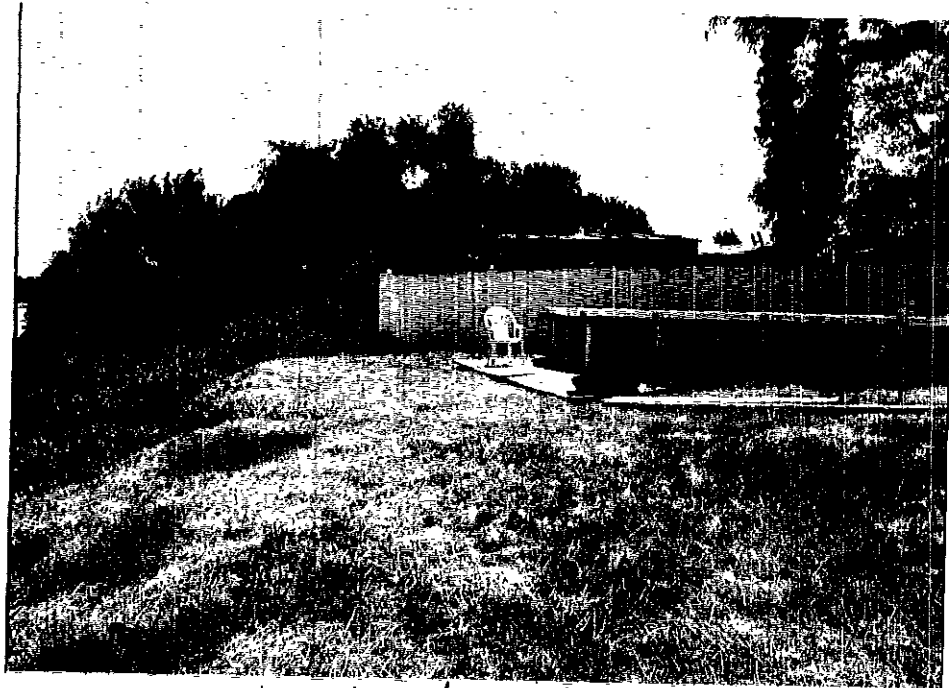
95-25-A



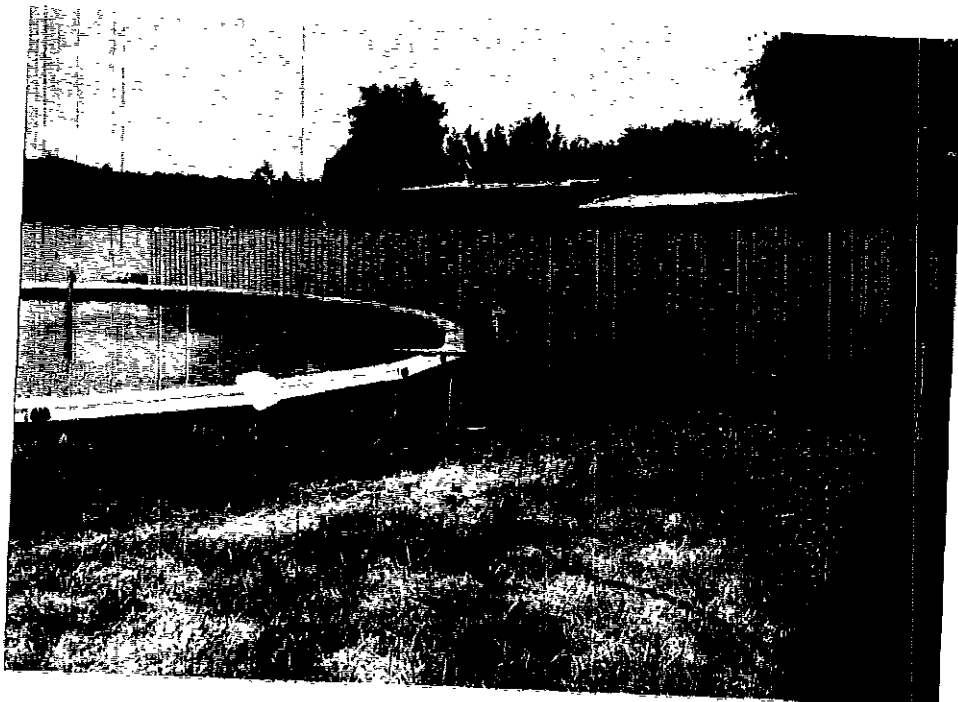
PARTIAL FRONT AND SIDE YARDS



#25



Existing Location of Swimming Pool
in Side Yard.

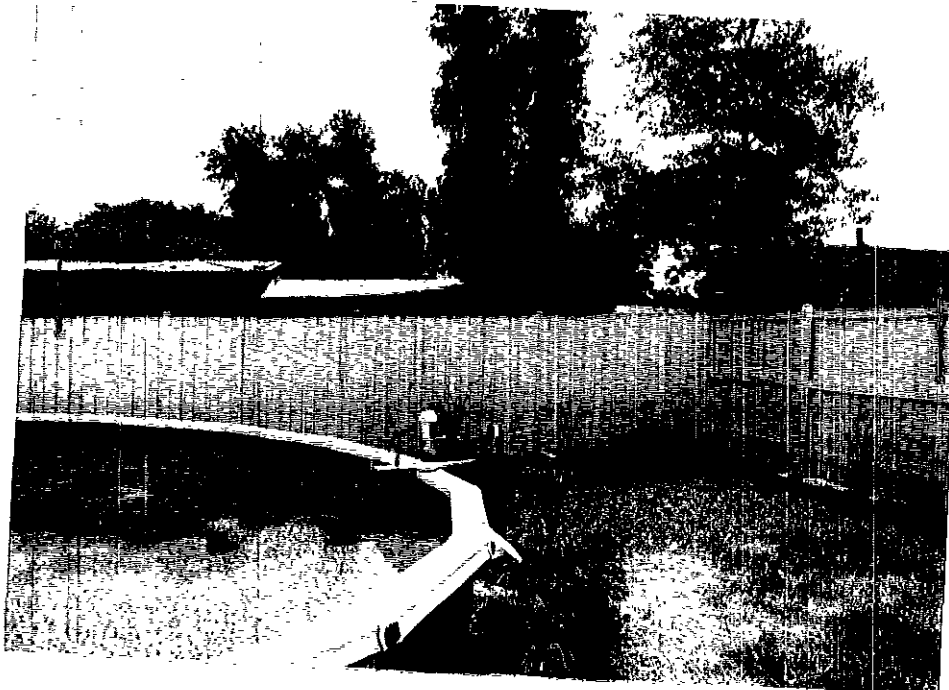


APPROXIMATE

#25



Existing Swimming Located In Side
YARD.



MICROFILMED

25

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

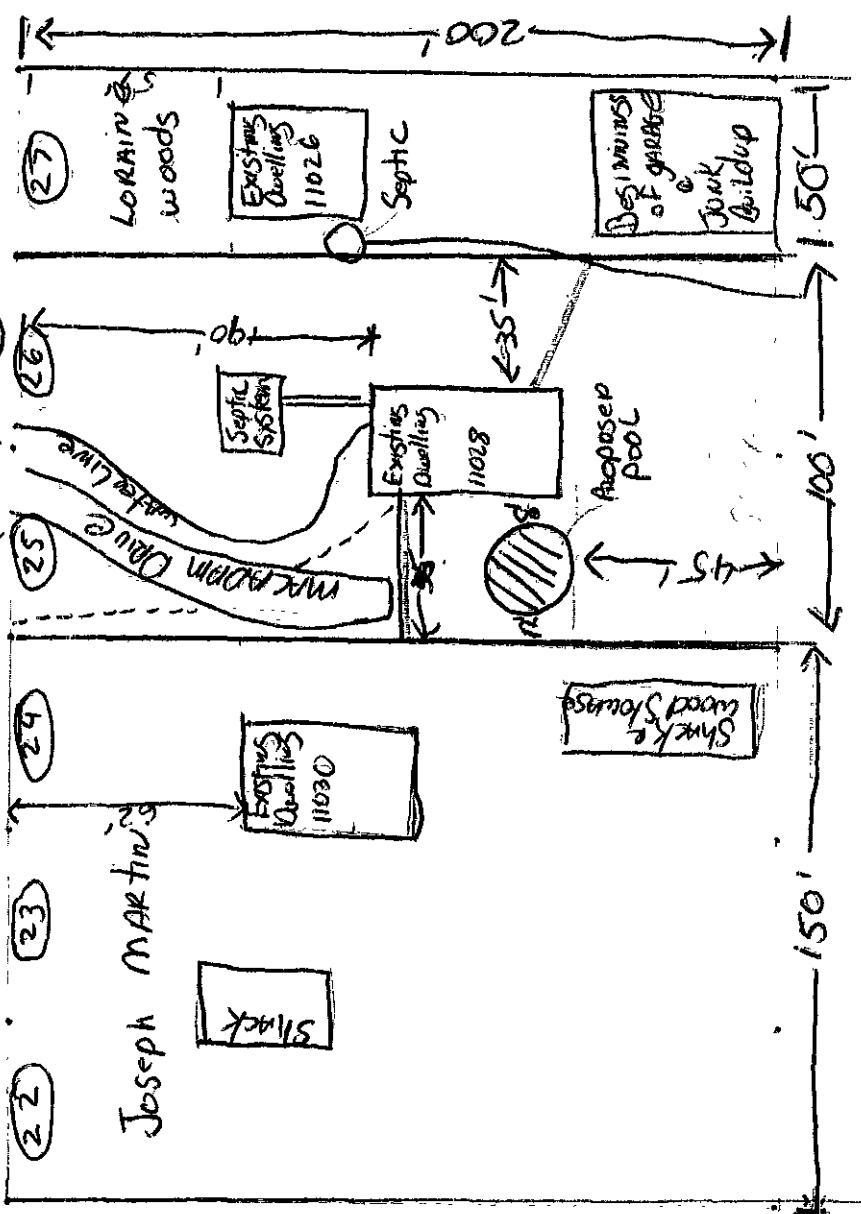
PROPERTY ADDRESS: 11028 Bird River Grove Rd see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Bird River Grove

plat book# 13, folio# 1, lot# 25, section# B

OWNER: DAVID LEE & REBECCA ROSE MOHR

BIRD RIVER GROVE RD (25' A/W) (18' MAC PAVERS)



BIRD RIVER



North

date: 6/24/94

prepared by: DAVID LEE MOHR

Scale of Drawing: 1" = 50'

95-25-A

Alaska Hwy

100' x 200'

100' x 200'

100' x 200'

100' x 200'

100' x 200'

100' x 200'

100' x 200'

100' x 200'

100' x 200'

100' x 200'

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100' x 200'

100' x 200'

100' x 200'

100' x 200'

100' x 200'

100' x 200'

LOCATION INFORMATION

Election District: 15

Councilmanic District: 5

1"=200' scale map#: NE 8-J

Zoning: RCZ

Lot size: 100' x 200' 20,000 square feet

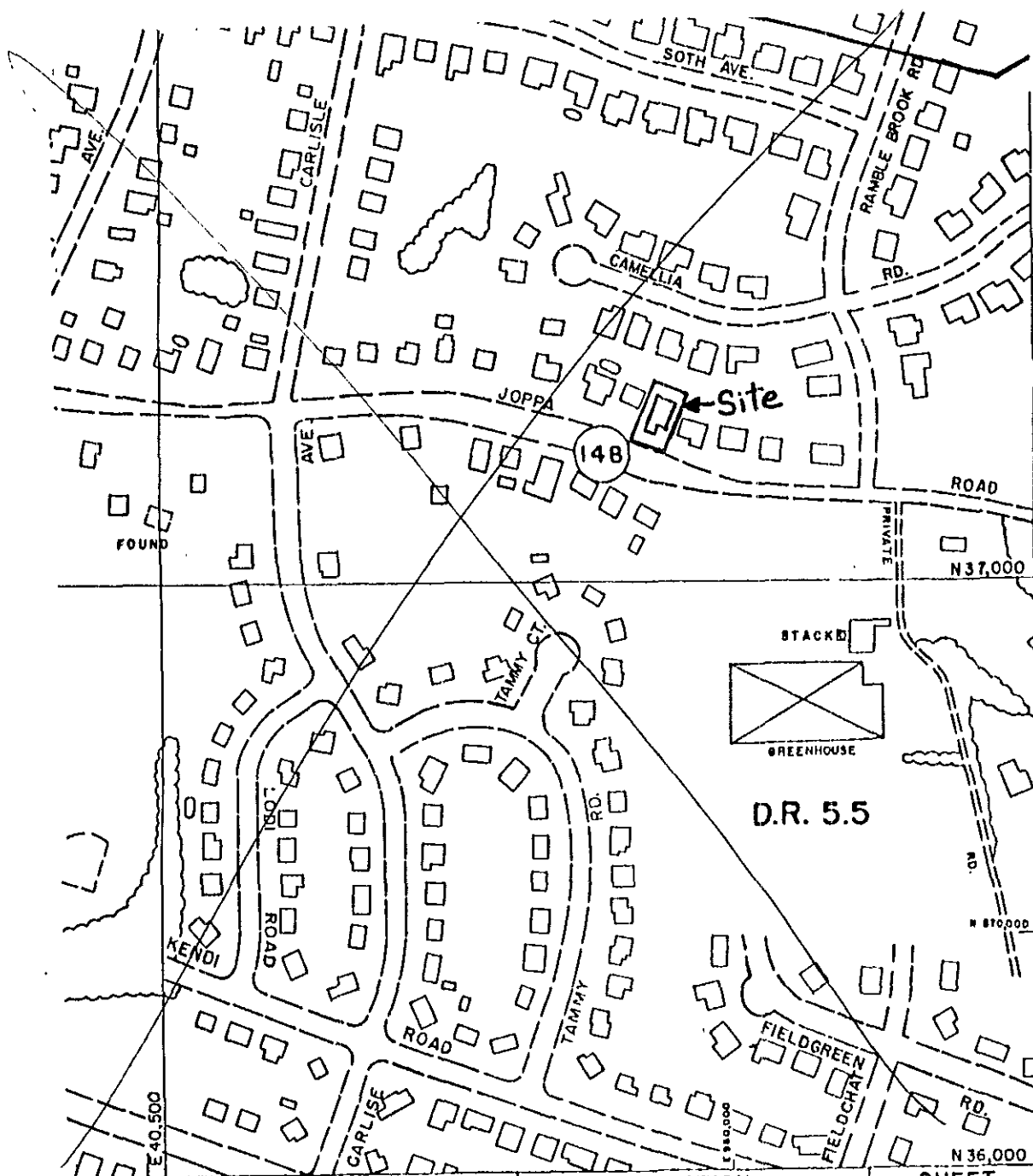
public ☐ private ☒
SEWER: ☐ WATER: ☒
Chesapeake Bay Critical Area: ☐ YES ☒ NO ☐
Prior Zoning Hearings: N/A

Zoning Office USE ONLY!

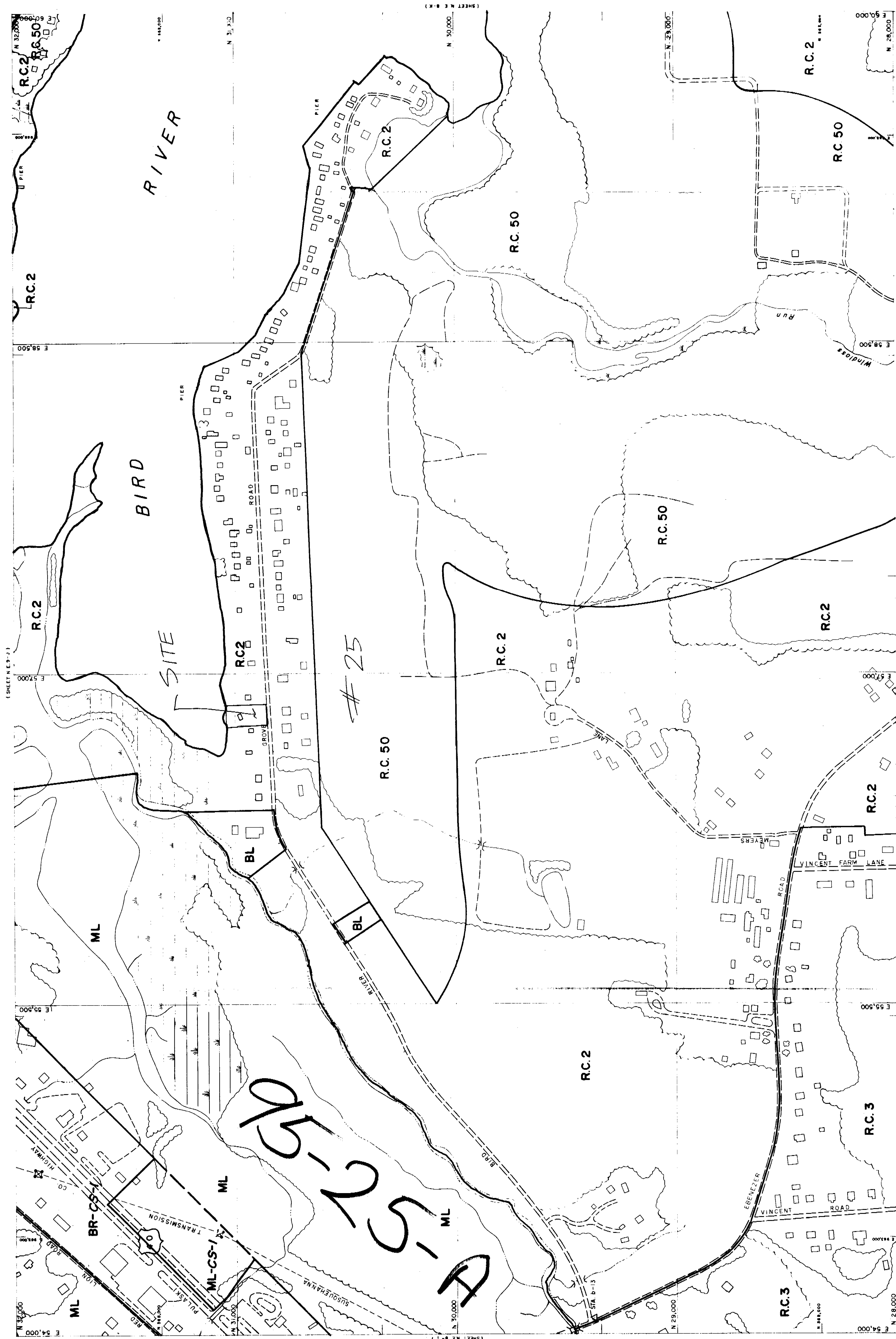
reviewed by: [Signature] ITEM #: 25 CASE#:

EXAMPLE 4 - Zoning Map

- 1 copy

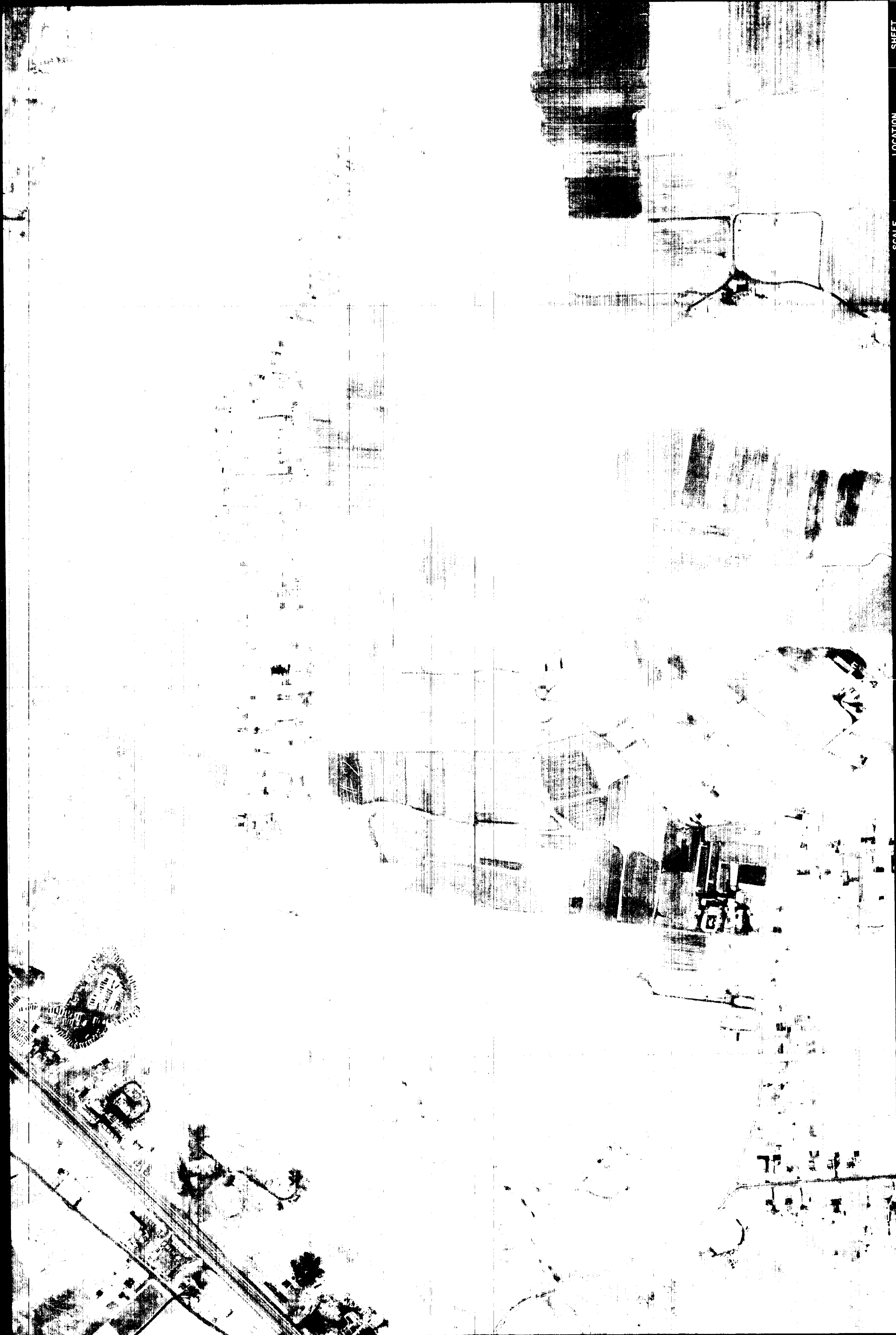


SCALE	LOCATION	SHEET
1" = 200' ±	PERRY HALL	N.E.
DATE OF PHOTOGRAPHY JANUARY 1986		10-6



1992 COMPREHENSIVE ZONING MAP Adopted by the Baltimore County Council Oct. 15, 1992 Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88		1988 COMPREHENSIVE ZONING MAP Adopted by the Baltimore County Council Oct. 13, 1988 Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88	
SCALE 1" = 200'	LOCATION COWENTON	Chairman, County Council	
DATE OF PHOTOGRAPHY JANUARY 1986	VICINITY	Chairman, County Council	
SHEET N E 8 - J			

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210



SCALE 1" = 200' ±		LOCATION COWENTON VICINITY	SHEET N.E. 8-J	MICROFILMED

**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP**

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

95-25-A

IN RE: PETITION FOR ADMINISTRATIVE ZONING VARIANCE N/S Bird River Grove Rd., 3120' +/- W of c/l Ebenezer Road 11028 Bird River Grove Rd. 15th Election District 5th Councilmanic District David Lee Mohr Petitioner

* BEFORE THE * ZONING COMMISSIONER * OF BALTIMORE COUNTY * Case No. 95-25-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by David Lee Mohr for that property known as 11028 Bird River Grove Road in the Bird River Grove subdivision of Baltimore County. The Petitioner herein seeks a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory structure (swimming pool) in the side yard, in lieu of the required rear yard, as more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

This property is located within the Chesapeake Bay Critical Areas and, as such, is subject to the requirements of Section 500.14 of the BCZR. In accordance with Section 500.14 of the BCZR, the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must take to ensure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 25th day of August, 1994 that the Petition for a Zoning Variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory structure (swimming pool) in the side

-2-

yard, in lieu of the required rear yard, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Compliance with DEPRM comments submitted by the Baltimore County Zoning Plans Advisory Committee (ZAC), dated August 16, 1994, which are adopted in their entirety and made a part of this Order.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:mmm

-3-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 23, 1994

Mr. David Lee Mohr
11028 Bird River Grove Road
White Marsh, Maryland 21162

RE: Petition for Administrative Zoning Variance
Case No. 95-25-A
Property: 11028 Bird River Grove Road

Dear Mr. Mohr:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
encl.



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 11028 Bird River Grove Rd which is presently zoned RC-2

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 BCZR

To allow an accessory structure (swimming pool) in the side yard in lieu of the required rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)
G. Hards and Grade in Rear of House to close too and Sloping towards Bird River

G. Septic System and other utilities in other appropriate areas of yard

Property is to be posted and advertised as prescribed by Zoning Regulations. Upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:
(Type or Print Name)
Signature
Address
City State Zipcode
Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City State Zipcode
Phone No.
Name Address and phone number of representative to be contacted

Legal Owner(s):
(Type or Print Name)
Signature
Address
City State Zipcode
Phone No.
Name Address and phone number of representative to be contacted

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 25th day of August, 1994, that the subject matter of this petition be set for a public hearing, advertised, or reported by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reported.

Zoning Commissioner of Baltimore County

REVIEWED BY: DATE: 11/25/14
ESTIMATED POSTING DATE: 11/25/14
Printed with Recycled Ink on Recycled Paper
ITEM #: 25

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/so presently reside at 11028 Bird River Grove Rd

White Marsh MD 21162

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

G. Hards and Grade in Rear of House to close too and Sloping towards Bird River

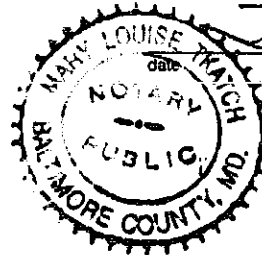
G. Septic System and other utilities in other appropriate areas of yard

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 21 day of July, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared DAVID L. MOHR

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.



July 21, 1994
My Commission Expires Aug. 19, 1994

EXAMPLE 3 - Zoning Description - 3 copies

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR 11028 Bird River Grove Rd
Election District 15 Councilmanic District 5

Beginning at a point on the North side of Bird River Grove Rd (north, south, east or west)

which is 30' (number of feet of right-of-way width)

wide at a distance of 3120' East of the (number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street Ebenezer Rd. (name of street)

which is 40' wide. *Being Lot # 25, 26.

Block B, Section # B in the subdivision of Bird River Grove Rd as recorded in Baltimore County Plat

Book # 13, Folio # 1, containing 20,000 sq' (square feet and acres)

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber #, Folio #, and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N.87' 12' 13" E. 321.1 ft., S.18' 27' 03" E. 87.2 ft., S.62' 19' 00" W. 319 ft., and N.08' 15' 22" W. 80 ft. to the place of beginning.

#25

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 15 Date of Posting: 8/1/94
Posted for: David Lee Mohr
Petitioner: David Lee Mohr
Location of property: 11028 Bird River Grove Rd, N/S
Location of Signs: Along Property on Property Line, Gary, 200 ft.
Remarks:
Posted by: [Signature] Date of return: 8/1/94
Number of Signs: 1



Baltimore County
Zoning Administration & Development Management
101 West Chesapeake Avenue
Towson, Maryland 21204

CRITICAL AREA

receipt 95-25-A

Account: R-014150
Number: # 25

Date: 7/25/94

MOHR ... 11028 Bird River Grove Rd.

OIO Variance \$ 50.00
OFC Sign \$ 35.00
\$ 85.00

Taken by: JRF

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:
Item No.: #25
Petitioner: David Lee Mohr
Location: 11028 Bird River Grove Road
PLEASE FORWARD ADVERTISING BILL TO:
NAME: David Lee Mohr
ADDRESS: 11028 Bird River Grove Road
Towson, Maryland 21204
PHONE NUMBER: 410-887-3353

AJ:ggg (Revised 04/09/93)

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

August 22, 1994

Mr. David Lee Mohr
11028 Bird River Grove Road
White Marsh, MD 21162

RE: Item No. 25, Case No. 95-25-A
Petitioner: David Lee Mohr
Petition for Administrative Variance

Dear Mr. Mohr:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on July 25, 1994, and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- 1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Zoning Plans Advisory Committee Comments
August 22, 1994
Page 2

- 2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.
- 3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,
W. Carl Richards, Jr.
Zoning Coordinator

WCR:jw
Enclosures

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

August 16, 1994

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson, Jr.
Development Coordinator, DEPRM

SUBJECT: Zoning Item #25 - Mohr Property
11028 Bird River Grove Road
Zoning Advisory Committee Meeting of August 8, 1994

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

It is our finding that the subject structure is unpermissible per the Chesapeake Bay Critical Area regulations in the proposed location due to the fact that it will be located in the 100 foot buffer to Bird River. The property owner may request a variance to the Critical Area regulation. However, the owner should be advised that applying for such a variance does not guarantee variance approval. Environmental Impact Review staff may be contacted at 887-3980 for additional information.

JLP:PMF:sp
c: Mr. David Lee Mohr
MOHR/DEPRM/TXTSBB

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500 (410) 887-4500

DATE: 08/09/94

Approved: [Signature]
By: [Signature]
Zoning Administrator

Item No. 25, Case No. 95-25-A

Re: [Signature]
John Contestabile, Chief
Engineering Access Permits
Division

BS/

RECEIVED
AUG 9 1994
ZADM

My telephone number is [blank]
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2283 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Maryland Department of Transportation
State Highway Administration

Re: Baltimore County
Item No. 25 (JLF)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small
John Contestabile, Chief
Engineering Access Permits
Division

RECEIVED
AUG 2 1994
ZADM

My telephone number is [blank]
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2283 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: August 12, 1994

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 24, 25, 26, 29, 30, 31, 32, 33 and 34.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey W. Long
Division Chief: [Signature]

PK/JL:lw

ZAC 24/PZONE/ZAC1

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

August 4, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: David Lee Mohr
11028 Bird River Grove Road
White Marsh, Maryland 21162

Re: CASE NUMBER: 95-25-A (Item 25)
11028 Bird River Grove Road
N/S Bird River Grove Road, 3120' +/- W of c/l Ebenezer Road
15th Election District - 5th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a reminder regarding the administrative process.

- 1) Your property will be posted on or before August 7, 1994. The closing date (August 22, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 11029 Bird River Grove Rd
Subdivision name: Bird River Grove
plat book # 13, folio 1, lot 25, section B
OWNER: DWIGLE & ROBERT ROSE MOHR

BIRD RIVER GROVE RD (25th Ave) (19' MAC PAVING)

Joseph Martin's
Shack
Existing Dwelling 11010
Proposed Pool
Existing Dwelling 11018
Shack 25th Ave
Existing Dwelling 11016
LORAIN & WOODS
Septic
Barn/Storage of goods & Junk Building

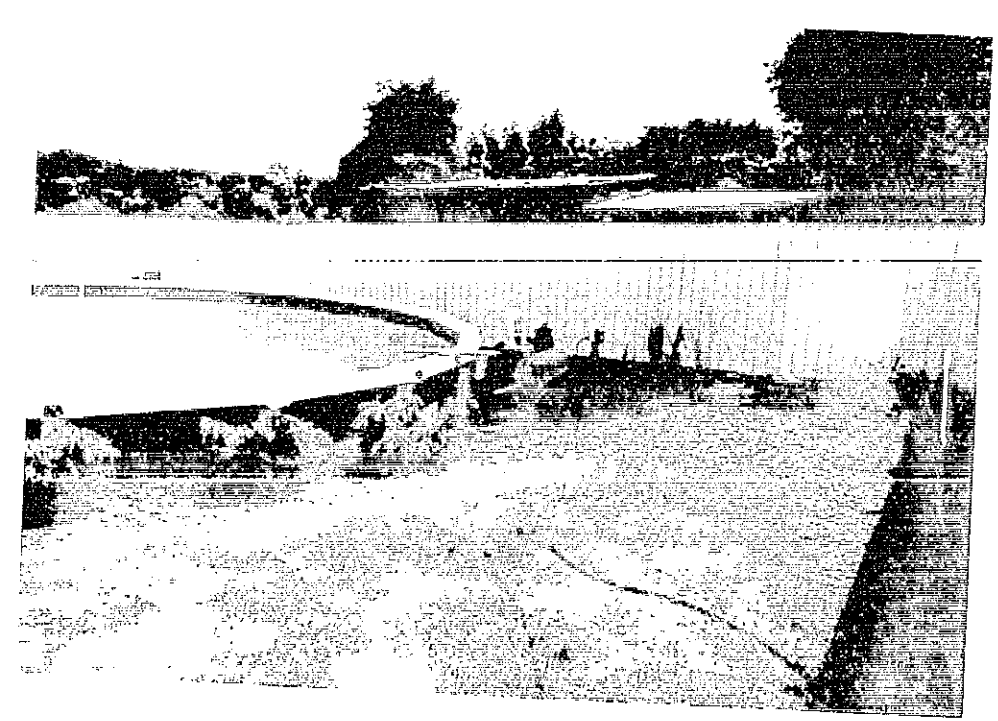
150' 100' 150' 200'

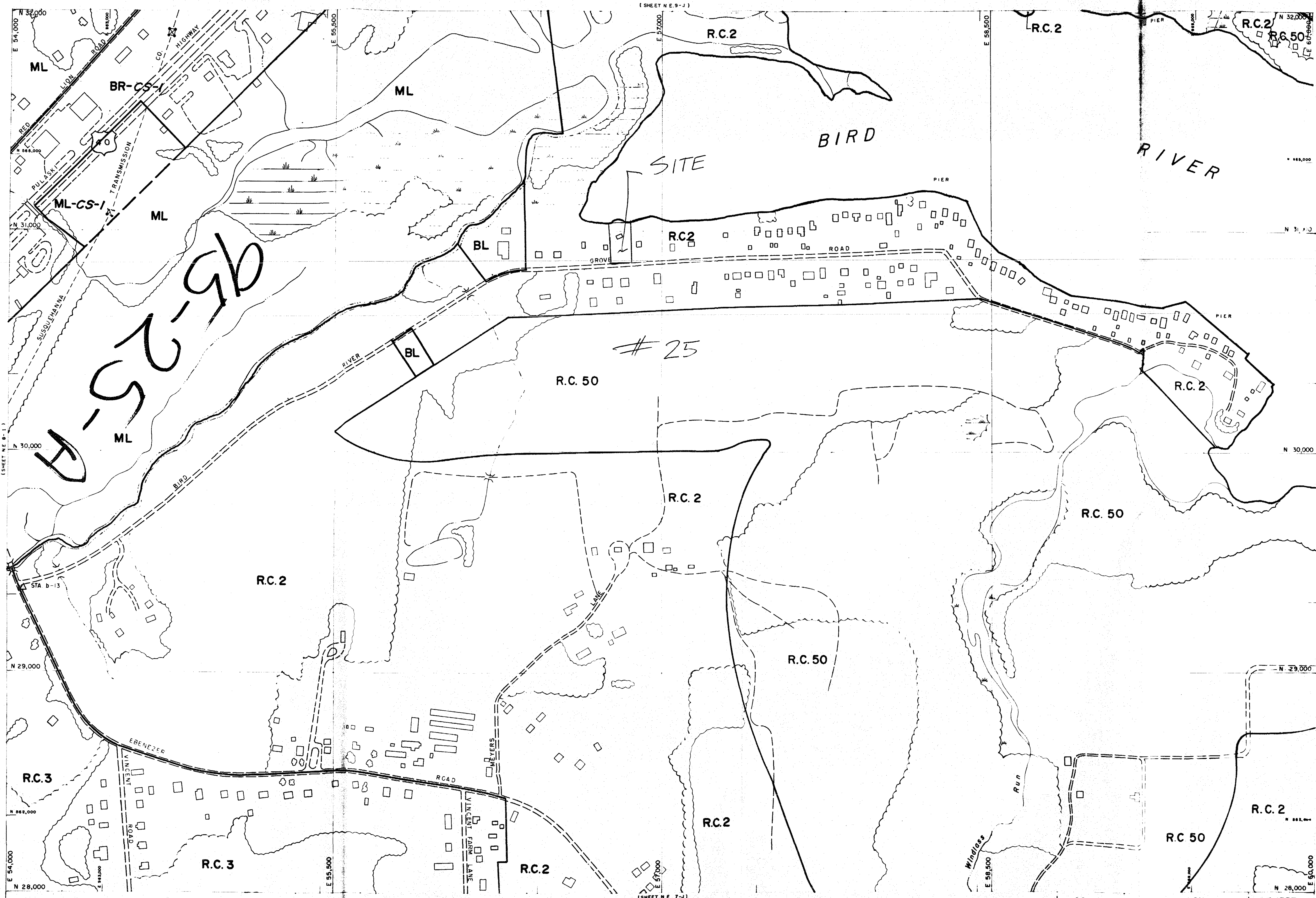
BIRD RIVER 6' PRIVACY FENCE

North
date: 9/5/11
prepared by: DWIGLE & ROBERT ROSE MOHR Scale of Drawing: 1" = 100'

LOCATION INFORMATION
Election District: 15
Councilmanic District: 5
1"=200' scale map: 10/1/10
Zoning: RCZ
Lot size: 100' x 20,000 square feet
Sewer: ☐ Public ☒ Private
Water: ☒ Public ☐ Private
Chesapeake Bay Critical Area: ☐
Prior Zoning Hearings: N/A

Zoning Office USE ONLY!
reviewed by: ITEM #: CASE #:





M-SE MM-SW
M-NE MM-NW

~~1988 COMPREHENSIVE ZONING MAP~~
~~Adopted by the Baltimore County Council~~
~~Oct. 13, 1988~~
Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88
Dale T. Roberts
Chairman, County Council

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING
Adopted by the Baltimore County Council
Oct. 15, 1992
Bill Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92
William Howard IV
Chairman, County Council

SCALE
1" = 200'
DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
COWENTON
VICINITY

SHEET
N. E.
8 - J

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

95-25-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE 1" = 200' ±	LOCATION COWENTON VICINITY	SHEET N.E. 8-J
DATE OF PHOTOGRAPHY JANUARY 1986		